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27/10/2025 **Design, Access and other appropriate Statements for**

106 High Street, Hurstpierpoint BN6 9PX

There was Permission granted under the Town and Country Planning (General Permitted Development) (England) Order 2015 – Schedule 2, Part 3, Class O – as amended by the Town and Country Planning (General Permitted Development) (England) Amendment Order 2016 - ref DM/21/0968 for a conversion of upper floor offices into 3 self-contained flats with natural daylight to all habitable rooms in April 2021

There was also granted under the Town and Country Planning Act 1980 – Town and Country Planning (Development Management Procedure) (England) Order 2015 – ref DM/22/0296 for enlargement of the rear existing dormer and installation of a smoke vent window to the rear roof, amended plans received 04/03/2022 reducing size of the dormer window in April 22. This work was carried out.

The development was carried out in 2022 as 1 one bedroom flat. Advice sought from Mid Sussex Planning Department 28th July 2025 states, as the works have not been carried out in accordance with the prior approval, I am of the opinion that a new retrospective application for full planning permission should be submitted. It cannot be dealt with as a prior approval as the works have been undertaken.

No 118 High Street, Hurstpierpoint, is a Victorian house on the south side of the High Street with a properties on the West and East side. Prior to the works the whole building was used as Offices. There is parking for a number of cars at the rear of the building accessed via the private lane to the South.

Amount:

There are no changes to the footprint of the building or to the elevations of the existing building.

Layout:

The internal layout of the existing building required minimal alteration just to create an appropriate domestic Kitchen and Bathroom accommodation. Access and ample parking, as mentioned already, is at the rear of the building. Plans 288/01 for the ordinal plans for 3 self-contained flats as DM/21/0968. Plans 288/02 show as build for 1 3 bedroom flat. Both plans show the enlarged dormer - DM/22/0296.

Scale:

There are no changes to the external envelope of the building. Appearance: There are no changes to the appearance of the building. Landscaping: There are no changes to the existing landscaping to the property.

Access Component:

There are no changes to the existing access to the building. There is ample existing parking for vehicles at the rear of the building.

Summary:

The existing building was originally built as a large Victorian dwelling house and the application is to return it back to Residential use be it 1 unit and not 3. It does not require any visual changes externally. For some while it has not been possible to fully utilise the Offices and a number were vacant & could not be filled, therefore returning the building to a much needed Residential family unit in a Village location is exceedingly desirable.

End